Deer Creek / Deer Creek Estates Subdivision - Single Family Homes Market Analysis as of October 2026						
Deb Beran Properties Monthly Market Analysis						
Office: 540-721-1488 Cell: 540-529-4229 Email: Deb@DebBeranProperties.com						
DEER CREEK / DEER CREEK ESTATES WATERFRONT HOMES - SOLD HISTORY						
YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT $	AVG DOM
2026	5	$3,326,000	94%	4766	$517.90	65
2025	2	$960,000	98%	3294	$291.27	117
2024	1	$815,000	93%	2004	$406.69	2
2023	2	$812,000	99%	3288	$244.51	52
2022	2	$826,450	102%	2575	$322.21	12
2021	4	$383,738	98%	2016	$192.89	41
2020	4	$607,216	97%	3174	$187.83	80
2019	1	$305,000	98%	2304	$132.38	94
2018	1	$375,000	99%	1848	$202.92	562
2017	3	$290,333	97%	2837	$107.26	126
2016	1	$479,500	96%	3286	$145.92	761
2015	1	$645,000	99%	6876	$93.80	92
2014	4	$465,500	94%	2539	$196.96	204
2013	3	$337,917	87%	2109	$175.75	252
2012	5	$484,560	95%	2290	$223.64	99
2011	2	$374,500	98%	2662	$141.01	226
AVG 2011-2025	2	$544,114	97%	2873	$204.34	181

DEER CREEK / DEER CREEK ESTATES NON-WATERFRONT HOMES - SOLD HISTORY						
YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT $	AVG DOM
2026	2	$416,000	97%	1564	$266.22	240
2025	2	$353,750	98%	2034	$176.14	53
2024	5	$311,980	97%	1840	$181.84	21
2023	6	$287,083	101%	1578	$179.83	15
2022	2	$327,000	97%	1984	$174.34	30
2021	2	$268,000	101%	1908	$155.89	3
2020	4	$224,462	96%	1992	$113.18	30
2019	4	$187,800	98%	1726	$108.12	52
2018	2	$192,225	101%	1934	$99.91	67
2017	3	$256,667	98%	1940	$137.54	15
2016	1	$185,000	95%	1600	$115.63	106
2015	2	$161,000	98%	1825	$88.62	233
2014	0	N/A	N/A	N/A	N/A	N/A
2013	0	N/A	N/A	N/A	N/A	N/A
2012	1	$155,000	78%	1730	$89.60	390
2011	2	$157,500	94%	1338	$118.51	47
AVG 2011-2025	2	$235,959	96%	1802	$133.78	82

DEER CREEK / DEER CREEK ESTATES PENDING HOMES as of Nov 2nd, 2026				
Property Type	# PENDING	AVG LIST PRICE	AVG SQFT	AVG SQFT $
Waterfront	0	N/A	N/A	N/A
Non-Waterfront	1	$495,000	1648	$300.36

DEER CREEK / DEER CREEK ESTATES ACTIVE HOMES as of Nov 2nd, 2026				
Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT $
Waterfront	2	$887,450	2210	$409.66
Non-Waterfront	4	$413,650	1532	$295.70

Information Deemed to be reliable, but is not quaranteed. This data was gathered from RVAR (MLS)

Deb Beran PROPERTIES
DEBBERANPROPERTIES.COM
Smith Mountain Lake, Virginia